

ACTION

AGENDA DESIGN REVIEW COMMITTEE Chula Vista, California

**September 20, 2004
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Ariaza, Alberdi, Drake, Magallon, Mestler

APPROVAL OF MINUTES: August 16, 2004

PUBLIC HEARING:

1. DRC-04-41
879 Dorothy Street
Chula Vista, CA 91911
Construction of a 2,400 s.f. industrial concrete tilt-up building on approximately 6,100 s.f. lot.
Project Manager: Stan Donn, Associate Planner
Action: (5-0) approve with the recommendation that staff work with the applicant over the landscape plan to find alternatives to the turf material being proposed.

2. DRC-04-57
Enterprise Rent-a-Car
1129 Broadway
Chula Vista, CA 91911
Signage for an office facility and display area for used car sales.

Project Manager: Ann Pease, Associate Planner
Action: (5-0) approve with a recommendation to reduce the height and width of the sign to 8-feet and allow the Enterprise logo to remain at 10-feet.

3. DRC-04-47
Latiif Zoura (Allen Gas & Diesel service station)
3205 Main Street
Chula Vista, CA 91911
Design review permit to allow for expansion and refurbishment of the existing gas station and convenience store that includes: 1) Approximately 1,960 s.f. of additional convenience store floor area; and 2) Eight (8) new fuel dispensers under five (5) canopies.

Project Manager: Michael Walker, Associate Planner
Action: (5-0) to continue the project to the following meeting so that the applicant can work on the following recommendations:
 1. ***The 17-ft. canopy overhang facing Beyer Boulevard should be reduced by 8-ft to mimic what is on the other side.***

2. *The entry tower should be relocated to define front door entry.*
3. *The materials on the tower element need to be wrapped around the structure.*
4. *A more complete color board is needed.*
5. *Another type of tree species should be considered in the area where they are adjacent to the canopies.*
6. *A more site-specific landscape plan is needed.*
7. *The applicant should not mix California native species with plants that have a higher water requirement it should be one or the other.*
8. *A vegetated ground cover is preferred over the bark that is being proposed in the small triangular area of the site.*
9. *Pedestrian access paving should be considered to break up the large expanse of concrete and address pedestrian circulation.*

PRELIMINARY REVIEW:

4. DRC-04-069

DD Investments, LLC

T-Rex Products

2380 Fenton Street (southeast corner of Fenton St. and Hale Place) Eastlake Business Center

The proposal consists of construction of a 24,632 s.f. two story building, 35-ft. high concrete tilt-up industrial/commercial building with 49 off-street parking spaces on 1.55 acre lot. The proposed use is the assembly of pet related products that are manufactured off-site.

Project Manager: Richard Zumwalt, Associate Planner

Action: None taken. The committee, in general, liked the design. However, recommended that on the south and east elevations, which face away from the street, the applicant provide more articulation in order to make the rear of the buildings more visually appealing.

ADJOURNMENT:

At 6:05 p.m. to a regular meeting on Monday, October 4, 2004 4:30 p.m. in Council Chambers.